113.0	0002	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 646,500 / 646,500
					USE VALUE: 646,500 / 646,500
					ASSESSED: 646,500 / 646,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAJ CRISTOPHER & SUMAN
Owner 2:	
Owner 3:	
Street 1:	7 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTINEZ JUSTIN & -
Owner 2:	PEARL REBECCA -
Street 1:	7 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,992 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1492 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3992.000	268,700		377,800	646,500
Total Card	0.092	268,700		377,800	646,500
Total Parcel	0.092	268,700		377,800	646,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.31 | /Parcel: 433.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71790
GIS Ref	
GIS Ref	
Insp Date	09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,700	0	3,992.	377,800	646,500	646,500	Year End Roll	12/18/2019
2019	101	FV	214,300	0	3,992.	372,400	586,700	586,700	Year End Roll	1/3/2019
2018	101	FV	214,300	0	3,992.	286,100	500,400	500,400	Year End Roll	12/20/2017
2017	101	FV	214,300	0	3,992.	269,900	484,200	484,200	Year End Roll	1/3/2017
2016	101	FV	214,300	0	3,992.	248,300	462,600	462,600	Year End	1/4/2016
2015	101	FV	201,800	0	3,992.	232,100	433,900	433,900	Year End Roll	12/11/2014
2014	101	FV	201,800	0	3,992.	213,700	415,500	415,500	Year End Roll	12/16/2013
2013	101	FV	201,800	0	3,992.	213,700	415,500	415,500		12/13/2012

!8734!

PRINT

Date	Time
12/10/20	23:16:41

LAST REV

Date	Time
08/10/20	09:58:43
danam	
8734	

USER DEFINED

Prior Id # 1:	71790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTINEZ JUSTIN	71558-60	1	8/30/2018		701,000	No	No		
GRANT MARY E,	62443-91		8/13/2013		482,820	No	No		
GRANT BARBARA M	39254-178		5/20/2003	Family	100	No	No		
	17649-74		12/1/1986		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	487	Redo Kit	24,000	C				
3/28/2017	330	Porch	11,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Entry Denied	DGM	D Mann
9/7/2018	MEAS&NOTICE	CC	Chris C
2/27/2009	Measured	372	PATRIOT
2/7/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3992		Sq. Ft.	Site		0	70.	1.35	6									377,831						377,800	

Total AC/HA: 0.09164 | Total SF/SM: 3992 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 377,831 | Spl Credit | Total: 377,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	173.298
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365039
Depreciation:	96370
Depreciated Total:	268669

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

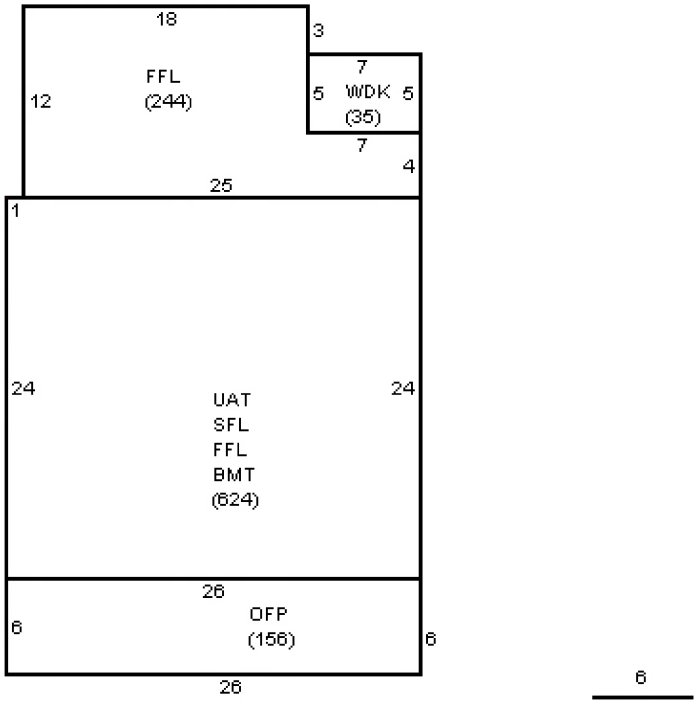
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.30
Special Features:	0	Val/Su Net:	109.09
Final Total:	268700	Val/Su SzAd	180.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	868	173.300	150,422
BMT	Basement	624	51.990	32,441
SFL	Second Floor	624	173.300	108,138
OFP	Open Porch	156	26.740	4,171
UAT	Upper Attic	156	69.320	10,814
WDK	Deck	35	15.800	553

Net Sketched Area:	2,463			Total:	306,539
Size Ad	1492	Gross Are	2931	FinArea	1492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

113.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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